

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/NE-LYT/15**
關乎申請編號 Y/NE-LYT/15 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 6.4.2023
因應於 2023 年 4 月 6 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	Y/NE-LYT/15		
Location/address 位置／地址	Lots 926, 934, 936 S.B, 937 RP, 947 RP, 948 RP, 949, 950, 951, 952, 955 S.A and 2435 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, N.T. 新界粉嶺龍躍頭丈量約份第 83 約地段第 926 號、第 934 號、第 936 號 B 分段、第 937 號餘段、第 947 號餘段、第 948 號餘段、第 949 號、第 950 號、第 951 號、第 952 號、第 955 號 A 分段及第 2435 號和毗連政府土地		
Site area 地盤面積	About 約 36,806.4 sq. m 平方米 (Includes Government Land of about 包括政府土地約 1,302.4 sq. m 平方米)		
Plan 圖則	Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/19		
Zoning 地帶	"Agriculture" and "Residential (Group C)" 「農業」及「住宅(丙類)」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Agriculture" and "Residential (Group C)" to "Residential (Group A) 2" and amend the Notes of the zone applicable to the site 把申請地點由「農業」及「住宅(丙類)」地帶改劃為「住宅(甲類)2」地帶及修訂適用於申請地點土地用途地帶的《註釋》		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	Not more than 不多於 184,032	Not more than 不多於 5
	Non-domestic 非住用	Not more than 不多於 18,403.2 ⁽¹⁾	Not more than 不多於 0.5 ⁽¹⁾
No. of block 幢數	Domestic 住用	3	
	Non-domestic 非住用	-	
	Composite 綜合用途	2	

(1) 非住用樓面面積包括擬議六間課室幼稚園、100 個服務名額幼兒中心、100 個服務名額老人日間護理中心及安老院舍的樓面面積。
GFA of the proposed 6-classrooms kindergarten, 100-places Child Care Centre, 100-places Day Care Centre for the Elderly and Residential Care Home for the Elderly are included into non-domestic GFA calculation.

Building height/No. of storeys 建築物高度／層數	Domestic 住用	Not more than 不多於 -	m 米
		Not more than 不多於 146	mPD 米(主水平基準上)
		39 - 40 2	Storey(s) 層 Exclude 不包括 Basement 地庫
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	Not more than 不多於 -	m 米
		Not more than 不多於 149	mPD 米(主水平基準上)
		Not more than 不多於 36 3 3	Storey(s) 層 Exclude 不包括 Basement 地庫 Podium 平台
Site coverage 上蓋面積	33 %		
No. of units 單位數目	4,091 Flats 住宅單位 100 Beds in Residential Care Home for the Elderly 安老院舍床位		
Open space 休憩用地	Private 私人	Not less than 不少於 11,455	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		1348
	Private Car Parking Spaces 私家車車位		1153
	Motorcycle Parking Spaces 電單車車位		55
	Bicycle Parking Space 單車位		137
	Light Bus Parking Space 小型巴士泊車位		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		35
	Taxi Spaces 的士車位		1
Heavy Goods Vehicle Spaces 重型貨車車位		31	
School Bus Lay-by 學校巴士停車處		2	
Ambulance Lay-by 救護車停車處		1	

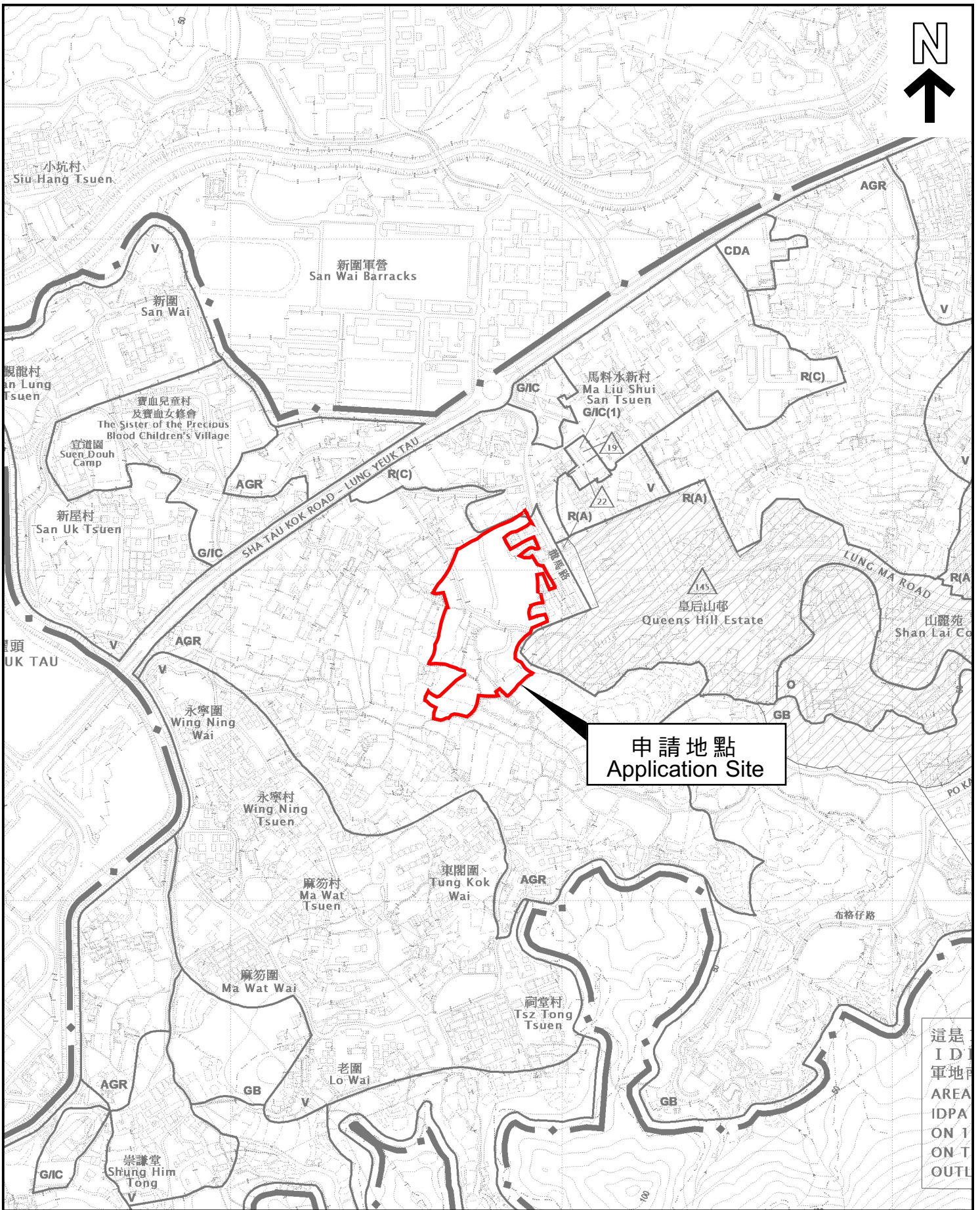
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Air Ventilation Impact Assessment and Water Supply Impact Assessment.</u> 空氣流通影響評估及供水影響評估		
<u>Response-to-Comment Table to the departments 回應部門的意見表</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

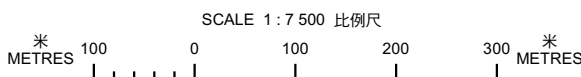
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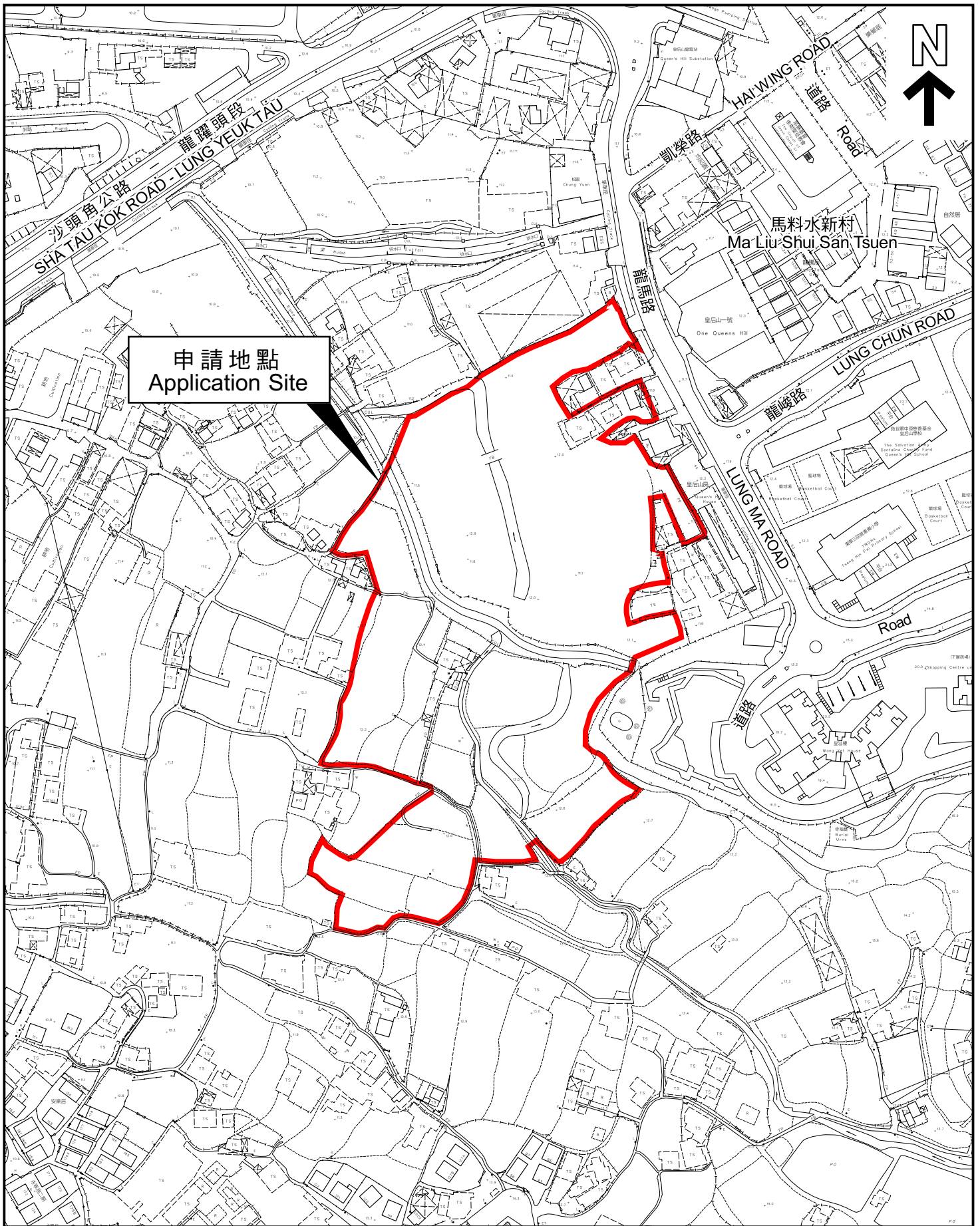
位置圖 LOCATION PLAN

本摘要圖於2023年2月2日擬備，
所根據的資料為於2022年12月6日
核准的分區計劃大綱圖編號S/NE-LYT/19
EXTRACT PLAN PREPARED ON 2.2.2023
BASED ON OUTLINE ZONING PLAN No.
S/NE-LYT/19 APPROVED ON 6.12.2022

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
Y/NE-LYT/15





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年2月3日擬備，
所根據的資料為測量圖編號
3-SW-8A、8B、8C及8D
EXTRACT PLAN PREPARED ON 3.2.2023
BASED ON SURVEY SHEETS No.
3-SW-8A, 8B, 8C & 8D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
Y/NE-LYT/15

申請編號 Application No. : Y/NE-LYT/15

(進一步資料 Further Information)

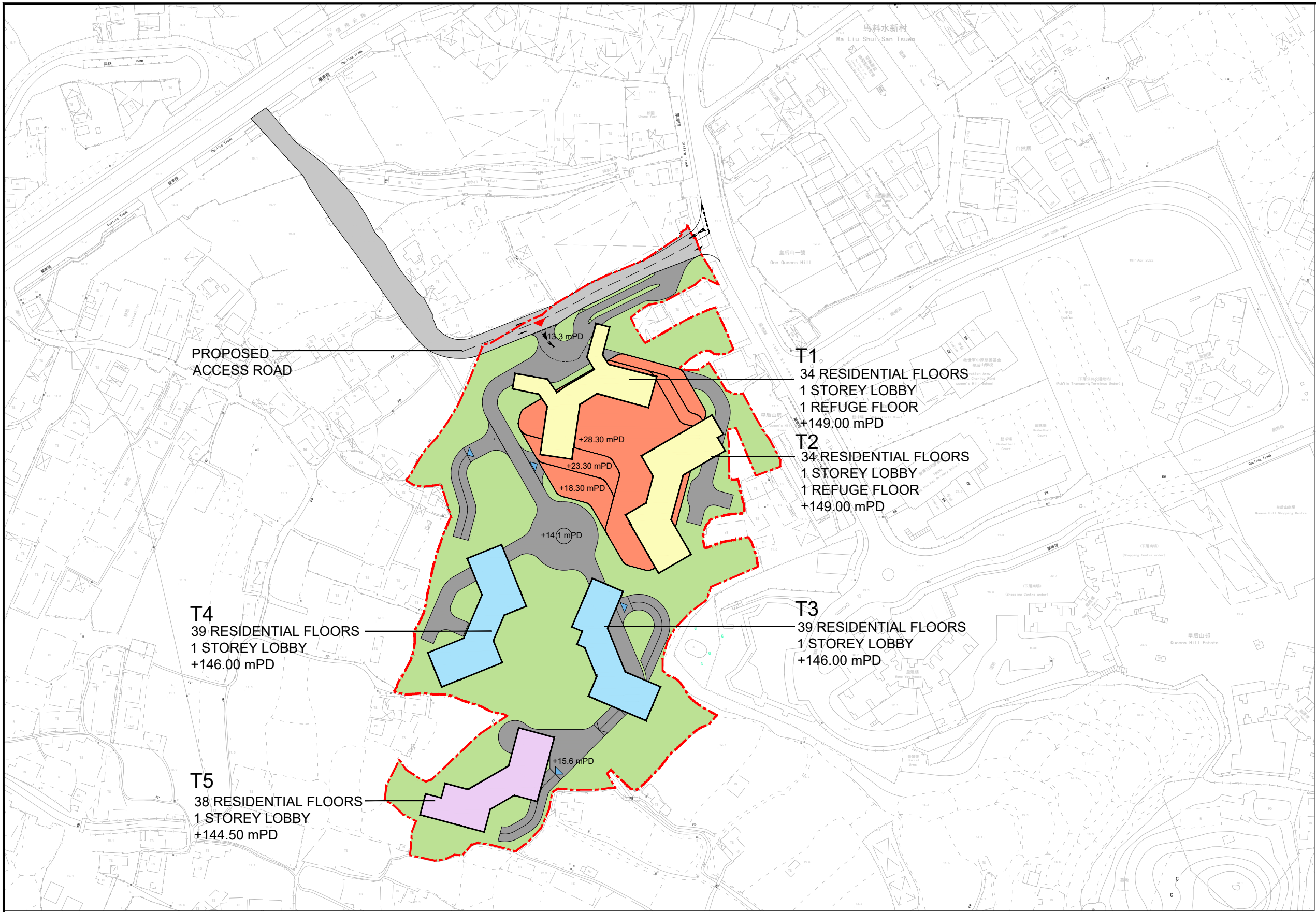
備註 Remarks

申請人提交進一步資料，包括回應部門意見表、經修訂的供水影響評估、環境評估、視覺影響評估、空氣流通影響評估、排水影響評估、經修訂的繪圖和截視圖，以及排污影響評估和規劃綱領的替代頁。

The applicant submitted further information including a table of responses to departmental comments with revised Water Supply Impact Assessment, Environmental Assessment, Visual Impact Assessment, Air Ventilation Assessment, Drainage Impact Assessment, revised drawings and sections, and replacement pages of Sewerage Impact Assessment and Supporting Planning Statement.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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- Legend:**
- REZONING SITE BOUNDARY
 - RESIDENTIAL TOWER +149.00mPD HEIGHT
 - RESIDENTIAL TOWER +146.00mPD HEIGHT
 - RESIDENTIAL TOWER +144.50mPD HEIGHT
 - RETAIL / GIC / CLUBHOUSE
 - LANDSCAPE AREA
 - INTERNAL ROAD / EVA / TRANSPORT INTERCHANGE
 - ACCESS ROAD
 - ▲ SITE ENTRANCE
 - ▲ BASEMENT ENTRANCE

PROPOSED
ACCESS ROAD

T1
34 RESIDENTIAL FLOORS
1 STOREY LOBBY
1 REFUGE FLOOR
+149.00 mPD

T2
34 RESIDENTIAL FLOORS
1 STOREY LOBBY
1 REFUGE FLOOR
+149.00 mPD

T3
39 RESIDENTIAL FLOORS
1 STOREY LOBBY
+146.00 mPD

T4
39 RESIDENTIAL FLOORS
1 STOREY LOBBY
+146.00 mPD

T5
38 RESIDENTIAL FLOORS
1 STOREY LOBBY
+144.50 mPD



申請編號 Application No. : Y / NE-LYT / 15
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REZONING APPLICATION FOR DD83 LUNG YEUK TAU

SCHMATIC DESIGN MLP

Apr 2023

LWK
+PARTNERS



Legend:

- REZONING SITE BOUNDARY
- RESIDENTIAL TOWER LOBBY
- RETAIL / CLUBHOUSE
- GIC
- CARRIAGE WAY (EVA)
- CARRIAGE WAY (NON-EVA)
- ▲ SITE ENTRANCE
- ▲ BASEMENT ENTRANCE



申請編號 Application No. : Y / NE-LYT / 15
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REZONING APPLICATION FOR DD83 LUNG YEUK TAU

SCHEMATIC DESIGN G/F

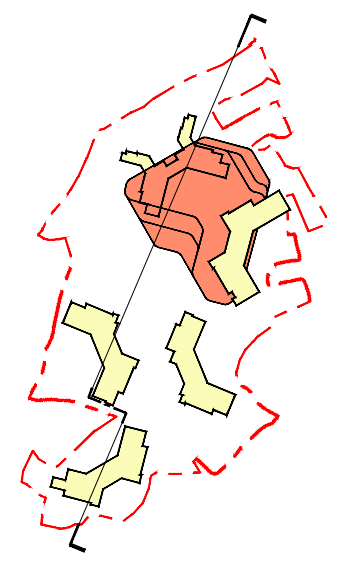
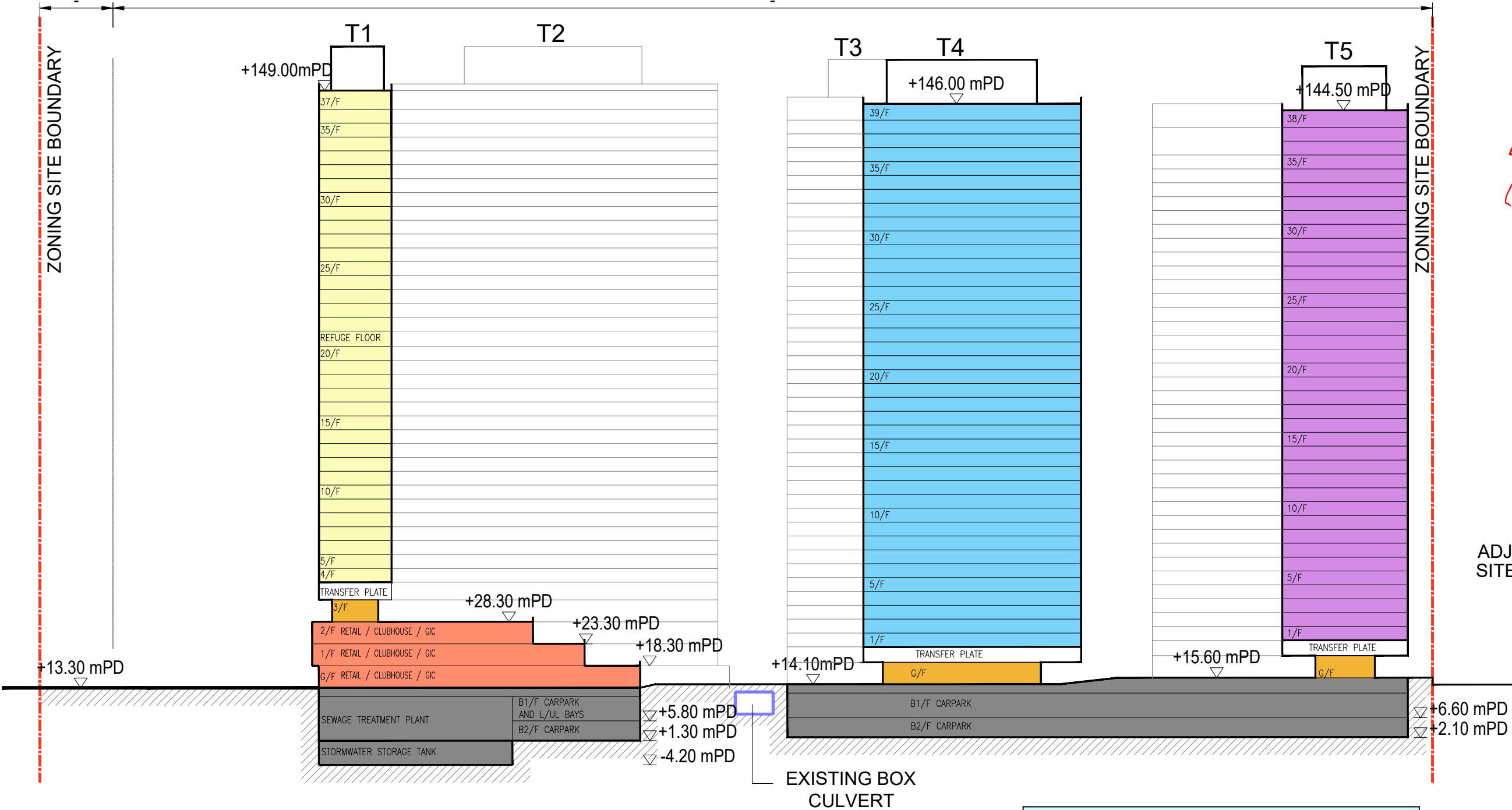
Apr 2023



Legend:			
	REZONING SITE BOUNDARY		
	RESIDENTIAL TOWER +149mPD HEIGHT		CLUBHOUSE / LOBBY
	RESIDENTIAL TOWER +146.00mPD HEIGHT		RETAIL / CLUBHOUSE / GIC
	RESIDENTIAL TOWER +144.50mPD HEIGHT		CARPARK / EM

PROPOSED ACCESS ROAD

REZONING SITE



REZONING APPLICATION FOR DD83 LUNG YEUK TAU

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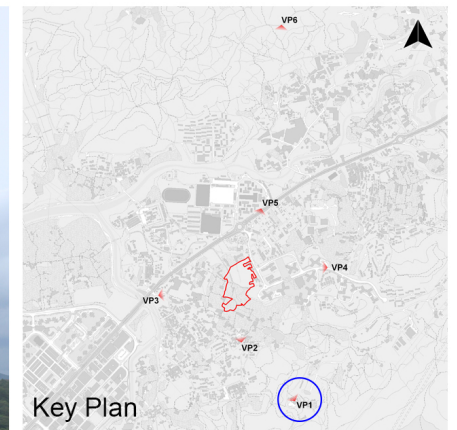
SCHMATIC SECTION

Apr 2023

LWK
+PARTNERS



Existing Condition



Key Plan



Proposed Development

申請編號 Application No. : Y / NE-LYT / 15
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Viewpoint 1 – Viewing Deck at Lung Shan Temple

Proposed Rezoning of the Site from "AGR" and "R(C)" to "R(A)2" at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

Figure 6.1

Visual Impact Assessment

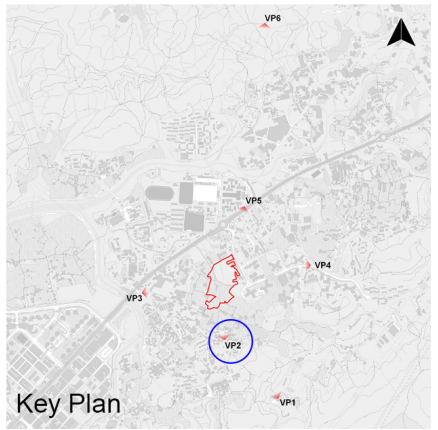
Date: 3 April 2023



Existing Condition



Proposed Development



Key Plan

申請編號 Application No. : Y / NE-LYT / 15
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Viewpoint 2– Tung Kok Wai Children’s Playground

Proposed Rezoning of the Site from “AGR” and “R(C)” to “R(A)2” at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

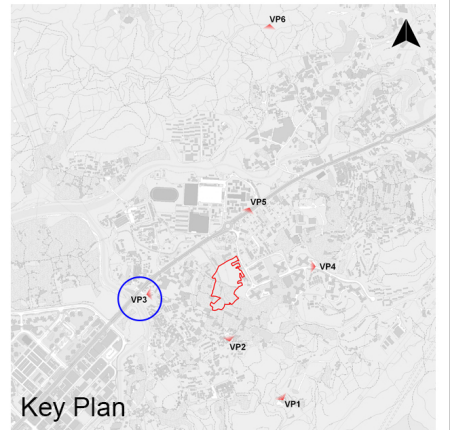
Figure 6.2

Visual Impact Assessment

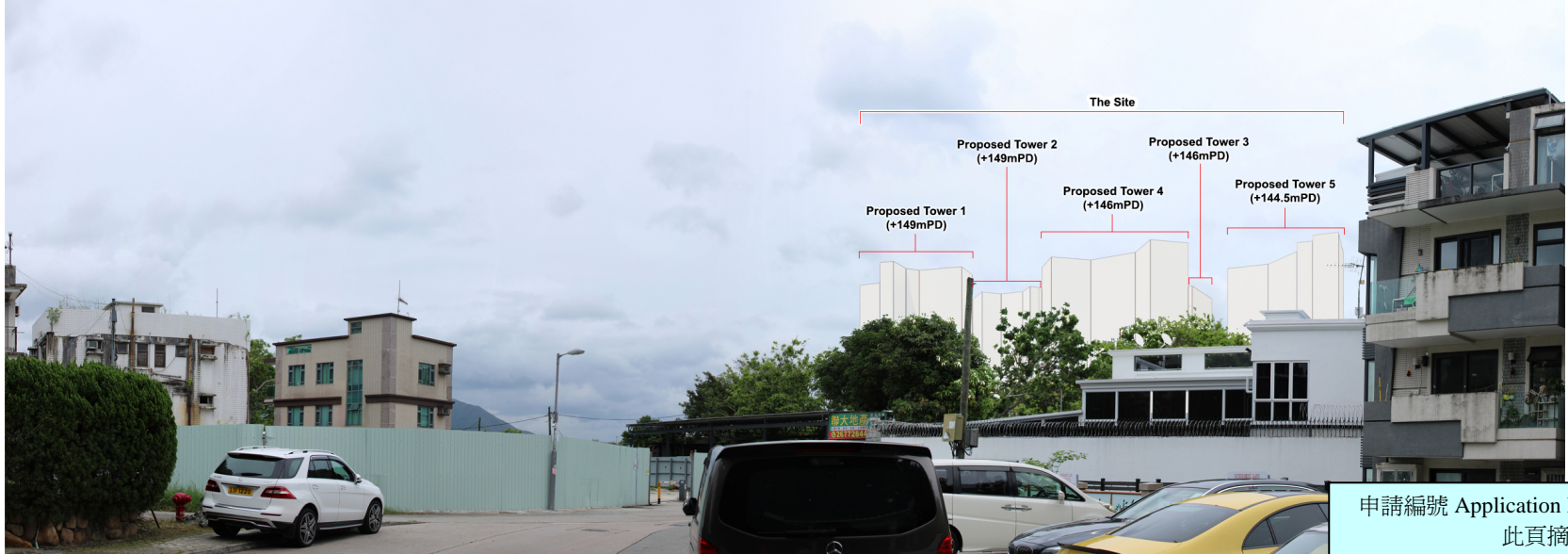
Date: 6 April 2023



Existing Condition



Key Plan



Proposed Development

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Viewpoint 3 – Pavilion at Sui Wan Road

Proposed Rezoning of the Site from “AGR” and “R(C)” to “R(A)2” at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

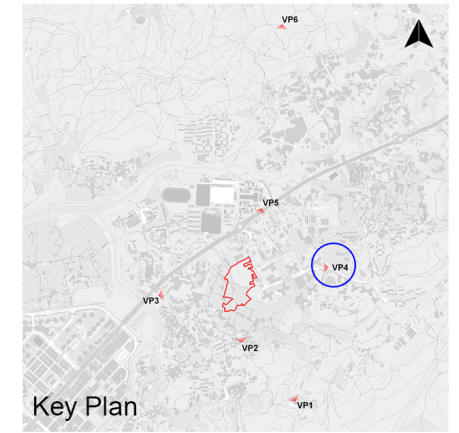
Figure 6.3

Visual Impact Assessment

Date: 3 April 2023



Existing Condition



Proposed Development

申請編號 Application No. : Y / NE-LYT / 15
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Viewpoint 4 – Footpath along Lung Ma Road near Wong Sheng House

Proposed Rezoning of the Site from "AGR" and "R(C)" to "R(A)2" at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

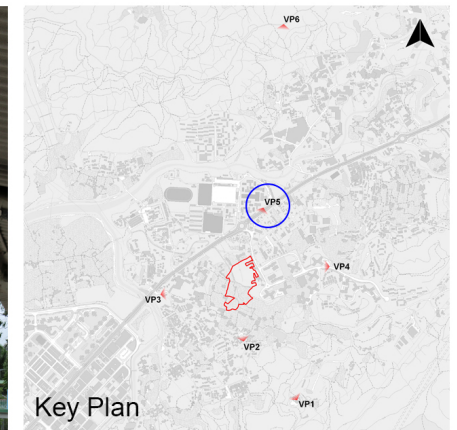
Visual Impact Assessment

Figure 6.4

Date: 3 April 2023



Existing Condition



Key Plan



Proposed Development

申請編號 Application No. : Y / NE-LYT / 15

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Viewpoint 5 – Bus Stop outside San Wai Barracks

Proposed Rezoning of the Site from “AGR” and “R(C)” to “R(A)2” at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

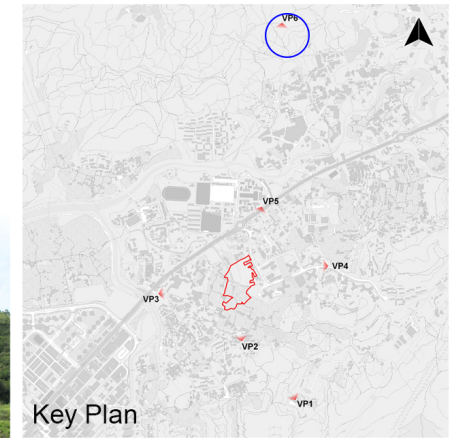
Figure 6.5

Visual Impact Assessment

Date: 31 March 2023



Existing Condition



Key Plan



Proposed Development

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Viewpoint 6 – Tsung Shan

Proposed Rezoning of the Site from "AGR" and "R(C)" to "R(A)2" at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

Figure 6.6

Visual Impact Assessment

Date: 3 April 2023